

BOYNE VALLEY TOWNSHIP
PLANNING COMMISSION MINUTES

DATE: May 1, 2017

CALL TO ORDER: Mark Felton called the meeting to order at 7:00 PM.

ROLL CALL: Members present – Mike Skop, Lenore Senter, Mark Felton and Marie Kelenske

ABSENT: Laurie Hodack

ALSO PRESENT: Township Zoning Administrator/Supervisor Sue Hobbs, Dave Gabriel, Carolyn Gabriel, Floyd Wright, Gale Reynolds, Julie Reynolds, Randy Reynolds, Henry Baumgartner, Randy Baumgartner, and Patricia West

APPROVAL OF MINUTES: Motion by Senter to approve the minutes of March 6, 2017 seconded by Skop. Motion carried. April 3rd meeting was cancelled due to none agenda items. Gabriel's unable to attend.

NEW BUSINESS: Open Public Meeting for Mitten Farm (Dave and Carolyn Gabriel) at 7:06 p.m.

Dave Gabriel reviewed the plan for the wedding event venue that they are requesting for the Mitten Farm at 4514 Denise Rd. Are in a study phase now but wanted to express desire to have such an event barn in the Boyne Falls area. Understand they need to have Health Department requirements and Charlevoix County Building requirements. Wanted to see how the Planning Board would feel about such a project in the area. They are proposing no more than 200 people allowed. All food would be catered along with liquor, wine or beer. No food preparation will take place on site. Events will be over no later than 11:00 p.m. Have preserved the barn and house and out buildings. Understand that the Creek needs to be cleaned out and restrooms will be installed according to Health Department. Was also thinking of farming rest of farm for hay to sell.

Floyd Wright expressed the desire to get preliminary approval for the project to avoid professional architect expenses. Will put parking lot on West side of drive for rain water to drain into hay field. There will be handicapped accessible restrooms in the barn. That number will be determined by the Health Department. There is a good water supply on the property. Will need to upgrade septic system.

Mike Skop said they will need to get a parking permit from the County Road Commission and the Road Commission will determine where the parking should be and how many will be required. Not enough parking indicated on drawings with only 54 sites. Drawings are incomplete. Need to show walkway from parking to event center, where lighting would be, water runoff. How will this affect the neighbors when the event is over with traffic? May need to build a buffer wall with dirt or trees to keep lights from neighbor's windows at night. Also, when filling out the application please use the address of the farm 4514 Denise Road on all applications and communications. What about signage? Where are you placing the signs for the directions to the event? Will there ever be more than 200 people at an event? Have you contacted the Boyne Valley Fire and Rescue to see if there are any questions or concerns that they have in case of an emergency.

Carolyn Gabriel indicated there will be no more than 200 people at an event and have not contacted the Fire and Rescue Department to get their input on rescue. As for the signage they only want to have a small sign in front of the Farm indicating that it is the Mitten Farm.

Henry Baumgartner expressed his displeasure of the business because of noise issue and people coming and going at all hours of the night. Want to be assured that the events will be concluded at 11:00 pm.

Gale Reynolds expressed his concern for the noise level. Pat West, Randy and Julie Reynolds expressed their concern over noise and traffic issues.

Public Hearing closed at 7:40 p.m.

Motion by Senter seconded by Felton to table approval of event venue due to incomplete plans. Motion carried to table. When Gabriel's have completed plans they will bring them back to the Planning commission. Will notify neighbors of the planned meeting when they have completed the application process and new completed drawings.

Discussion on Moyer plans of sub dividing parcels on Dam Rd. He has not presented his ideas to the Planning Commission as of yet but just be prepared to look at his idea.

Motion by Senter to adjourn seconded by Skop. Motion carried

Meeting adjourned 8:15 p.m.

Submitted by:

Marie Kelenske

Planning Commission Secretary